

EASEMENTS AND RIGHTS-OF-WAY

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

City of Las Vegas

400 East Stewart Avenue, Las Vegas, NV 89101

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **LAS VEGAS VALLEY WATER DISTRICT**, a Quasi-Municipal Corporation, Party of the Second Part, hereinafter known as the **GRANTEE**.

W I T N E S S E T H:

That the **GRANTOR(S)**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents **GRANT** and **CONVEY** to the **GRANTEE**, its successors and assigns, an Easement and Rights-of-Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water pipelines and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTOR(S)**, its successors and assigns agree that:

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, now or hereafter, except that said parcel may be improved and used for street, road or driveway purposes and for other utilities, insofar as such use does not interfere with its use by the **GRANTEE** for the purposes for which it is granted;
2. The **GRANTEE** shall not be liable for any damage to any of the **GRANTOR'S** improvements placed upon said parcel due to the **GRANTEE'S** necessary operations using reasonable care; and
3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR(S)**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **GRANTEE**.

A.P.N. 139-21-703-014

GRANTOR: City of Las Vegas

Signator for **GRANTOR(S)** warrant that they have the legal authority to bind the parties hereto and **GRANTOR(S)** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR(S)** has hereunto set his/her/their hand/hands this ____ day of _____, 20____.

ATTEST:

OSCAR B. GOODMAN, MAYOR

BEVERLY K. BRIDGES, CMC
CITY CLERK

Thomas R. Green 8/16/07
DEPUTY CITY ATTORNEY
Thomas R. Green

STATE of _____)
) ss.
COUNTY of _____)

On _____, 20____, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared _____ known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that ___he___ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

Notary Stamp/Seal Above

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO - WILL CALL

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A 15.00 FOOT X 15.00 FOOT PARCEL OF LAND FOR A LAS VEGAS VALLEY WATER DISTRICT EASEMENT IN SUPPORT OF THE DOOLITTLE PARK PROJECT

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE AT PAGE 38 IN FILE 91 OF PARCEL MAPS IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE; SAID NORTHWEST CORNER BEING THE CENTERLINE INTERSECTION OF LAKE MEAD BOULEVARD AND "J" STREET; THENCE SOUTH 00°13'26" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE¼) BEING THE CENTERLINE OF SAID "J" STREET, 346.00 FEET; THENCE SOUTH 89°46'34" EAST, DEPARTING SAID CENTERLINE, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID "J" STREET, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 89°46'34" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET; THENCE SOUTH 00°13'26" WEST, 15.00 FEET; THENCE NORTH 89°46'34" WEST, 15.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°13' 26" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 225 SQUARE FEET.

BASIS OF BEARINGS

SOUTH 00°13'26" WEST, BEING THE BEARING OF THE CENTERLINE OF "J" STREET, AS SHOWN BY MAP THEREOF AT PAGE 38, IN FILE 91 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

PREPARED BY:

FREDERICK W. ORBAN, PLS
NEVADA LICENSE No. 4541
AS AGENT FOR:
POGGEMEYER DESIGN GROUP, INC.
2601 NORTH TENAYA WAY
LAS VEGAS, NEVADA 89128

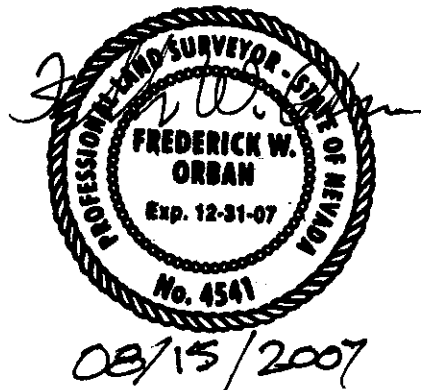


EXHIBIT "A"

**LVVWD EASEMENT
DOOLITTLE PARK**

P.O.C.

FOUND REBAR

E $\frac{1}{8}$ C-C
SEC. 21
T.20S. R.61E.
M.D.M.

**LAKE MEAD
BOULEVARD**

"J" STREET

BASIS OF BEARINGS

S00°13'26"W 10+50
346.00'

1323.01'

13+50

60.00'

23+23.01

FOUND ALUMINUM
CAP ILLEGIBLE

EX 4" STL GAS

225 S. FT.
LVVWD EASEMENT

P.O.B.

S89°46'34"E 15.00'

N00°13'26"E 15.00'

N89°46'34"W 15.00'

S00°13'26"W 15.00'

30.00'

8 P.O.B.

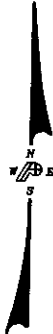


EXHIBIT "B"



**ENGINEERS, LAND SURVEYORS, PLANNERS
LANDSCAPE ARCHITECTS**

POGMEYER DESIGN GROUP

2601 NORTH TENAYA WAY LAS VEGAS, NEVADA 89128 (702) 255-8100

SCALE

1"=20'

JOB NO.

06166A

DATE

06-07-07

DRAWING NO.

1

OF 1